

**City Heights Redevelopment
Project Area Committee Minutes
Monday, January 11, 2009**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Fred Lindahl	Elizabeth Tate 6:15	Patty Vaccariello
David Nelson	Jim Varnadore	Valentine Hernandez 6:05
Liz Avalon	Georgette Gomez	Ellee Igoe
Larry Hofreiter 6:05	Ahmed Malinomar 6:15	Tim Walsh
Mark Cormier	Niki DiPaolo	Michael Rossler
George Billingsley		

The following member was absent: Jorge Leyva

Also present: Melissa Garcia (Redevelopment), Krissy Toft (Redevelopment), Karina Danek (Redevelopment), Radha Shivagiri (Redevelopment)

I. Call to order

The meeting was called to order at 6:01 p.m. Roll call was conducted. A Quorum was established.

II. Agenda

Liz Avalon made a recommendation to combine Staff Announcements under Item IV with item V "Update on Projects in the City Heights Redevelopment Project Area". Jim Varnadore made a motion to approve the agenda as amended seconded by Patty Vaccariello. Motion passed 11-0-1.

III. Minutes

Jim Varnadore made a motion to approve the December 14, 2009 minutes seconded by Fred Lindahl. Motion passed 11-0-1.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comments

The following members of the Public made comments:

Pam Ison, District 3

PAC Members Comment

The following members of the PAC made public comments:

Jim Varnadore

Valentine Hernandez

V. New Business

- A. Sidewalks and Streetlights-Possible Action Item**-Elle Igoe presented the Infrastructure and Implementation Ad-hoc Committee's discussion on the installation of new streetlights and

sidewalks. The Ad-hoc Committee's recommendation to the PAC was to prioritize sidewalk installation based on the following criteria: concentration of low-income residents (based upon HUD eligible census tracts), pedestrian danger, number of deficiencies, and the relationship to the pedestrian master plan. Based on the criteria, two primary areas were identified by the Ad-hoc Committee to initiate installation of sidewalks: Colina Park (Euclid to 54th and Monroe to University) and the Euclid Avenue Corridor (University to Home). In addition, the Ad-hoc committee recommended up to \$4 Million to fund these projects.

The Ad-hoc Committee's second recommendation was to work on streetlights in the entire project area. The first step would be to create a comprehensive streetlight map that identifies areas of deficiency. Jim Varnadore made a motion to approve the following two recommendations made by the Ad-hoc Committee seconded by Patty Vaccariello:

- 1) Allocate \$4 Million to fund installation of sidewalks in Colina Park and the Euclid Avenue Corridor. Motion passed 13-3-0; AND
- 2) Create a comprehensive deficiencies streetlight map. Motion passed 16-0-0.

B. Update on Projects in the City Heights Redevelopment Project Area-Information Item-

Melissa Garcia provided the following updates:

City Heights Square Mixed Use Project- The groundbreaking for City Heights Square Mixed Use Project took place Friday, December 8, 2010. The mixed use project is a component of the City Heights Square master plan.

Rescue Mission Site- The Redevelopment Agency was in discussions with the San Diego Rescue Mission to purchase the property on 54th Street and University Avenue but could not come to an agreement on the terms of the sale. Staff will continue to communicate with the Rescue Mission and is hopeful there will be an opportunity in the future to acquire the site.

Programs- The Home in the Heights Program provides a silent second to qualified households to purchase a home in the City Heights Planning Area. The Housing Enhancement Loan Program provides a forgivable loan for interior and exterior home improvements to qualified households owning a home in the Project Area. The Storefront Improvement Program provides a forgivable loan to businesses for façade improvements.

Krissy Toft provided the following updates:

Fairmont 26 Affordable Housing Project- The project consists of 26 affordable housing units and office space. The developer is expected to reapply for housing tax credits next round. Tax credits are a funding source requirement of the Owner Participation Agreement.

Property Acquisition- The Agency owns two parcels on El Cajon Boulevard at 40th Street (adjacent to the I-15). These properties were owned by the City and are vacant lots. The Agency purchased the two parcels for \$1.38 Million for a future development project.

Sally Wong Building- The building is now vacant and likely to be demolished and consolidated with a larger site. A historical survey was conducted and the Agency is evaluating the California Redevelopment Health and Safety Codes along with the City of San Diego Municipal Codes to determine the future of the building.

Karina Danek provided the following updates:

Silverado Ballroom- The agency is in discussions with David Chau, owner of the building, to restore the façade of the building and the ballroom located on the second floor and to designate the building as historic. Staff is waiting on a feasibility study.

Community Enhancement Program- Community Housing Works was selected to implement the Community Enhancement Program which provides exterior home improvements and improvements in the public right of way.

Code Enforcement Services- The Redevelopment Agency is currently funding a full-time Zoning Investigator that focuses on vacant foreclosed properties in the Project Area.

City Heights Square Mini Park- The mini park is a component of the City Heights Square master plan and is approximately 5,400 SF. The park is currently in the design phase and will require community input.

- C. Code Enforcement Services- Action Item-** The PAC discussed 1) funding for Code Enforcement Services (1 full time Zoning Investigator) for an additional two years and 2) whether to maintain or expand the scope of work. Leslie Diamond is the Zoning Investigator currently assigned to focus on addressing vacant foreclosed properties in the City Heights Redevelopment Project Area. The Housing Subcommittee made a recommendation for the Agency to continue funding Code Enforcement Services for an additional two years. Motion passed 14-0-0. The PAC will continue discussing the scope of work.

VI. Old Business

- A. Annual PAC Election Procedure- Action Item-** The PAC discussed the Annual PAC Election Procedure bullet points previously recommended by the PAC. Patty Vaccariello proposed to extend the election hours from 3:30 pm-7:30 pm. Jim Varnadore proposed for staff to release the full list of confirmed and unconfirmed candidates by the Friday prior to the Annual Election. Jim Varnadore made a motion to approve the Annual PAC Election Procedure bullet points previously recommended by the PAC as amended, seconded by George Billingsley. Motion passed 13-0-0.

VII. Chair and Subcommittee Reports

- A. Chair's Report- No report.
- B. Housing Subcommittee- already discussed.
- C. Ad-hoc Committee Infrastructure and Implementation Plan- already discussed.
- D. Ad-hoc California Endowment's Building and Healthy Communities Initiative- Residential Momentum Team meeting will be held tomorrow.

VIII. Next Meeting Agenda- PAC discussion and action on next meeting's agenda

- A. Code Enforcement Services
- B. PAC Election Procedures
- C. Conflict of Interest Presentation (?)

IX. Adjournment- The meeting adjourned at 8:20 pm

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